

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**13 BELLE VUE ROAD, EARL SHILTON, LE9 7PA**

**ASKING PRICE £290,000**

**NO CHAIN.** Spacious modern detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Benefits from feature fire place, modern kitchen, gas central heating, UPVC SUDG windows. Offers entrance porch, hall, lounge, separate WC, dining kitchen, conservatory. Three bedrooms and bathroom, Driveway to car port & garage, Large enclosed rear garden. Viewing highly recommended.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE PORCH

With tiled flooring, lighting, timber and glazed door to

## ENTRANCE HALLWAY

With double panelled radiator, coving to ceiling, ceiling rose. Door to

## DOWNSTAIRS WC

With low level WC, Valentine wash hand basin with storage beneath, chrome taps above. Wall mounted fuse board, ceiling rose and coving. Wall lighting.

## LOUNGE

With full width window to front, ceiling rose, coving, feature fireplace with marble mantle backing and hearth incorporating a feature electric fire. Single panelled radiator. Timber and glazed door to

## KITCHEN/DINING AREA

With tiled flooring, single panelled radiator, inset ceiling spotlights. A range of floor standing kitchen cupboard units with vintage iron handles, granite effect working surfaces, built in Beko washing machine, built in oven and four ring hob, extractor hood above, tiled splashbacks, one and a half stainless steel sink with chrome mixer tap. A range of matching wall cupboard units. Timber and glazed door to large conservatory.



## CONSERVATORY

With lighting and electrics.



## FIRST FLOOR LANDING

With single panelled radiator, loft access, coving to ceiling.

### **BEDROOM ONE TO FRONT**

With single panelled radiator, built in wardrobes with a range of cupboards, shelving and hanging rails and drawers, dado rail.



### **BEDROOM TWO TO REAR**

With two single panelled radiators, built in wardrobes with multiple cupboards with shelving and hanging rails.



### **BEDROOM THREE TO FRONT**

With single panelled radiator.



## FAMILY BATHROOM

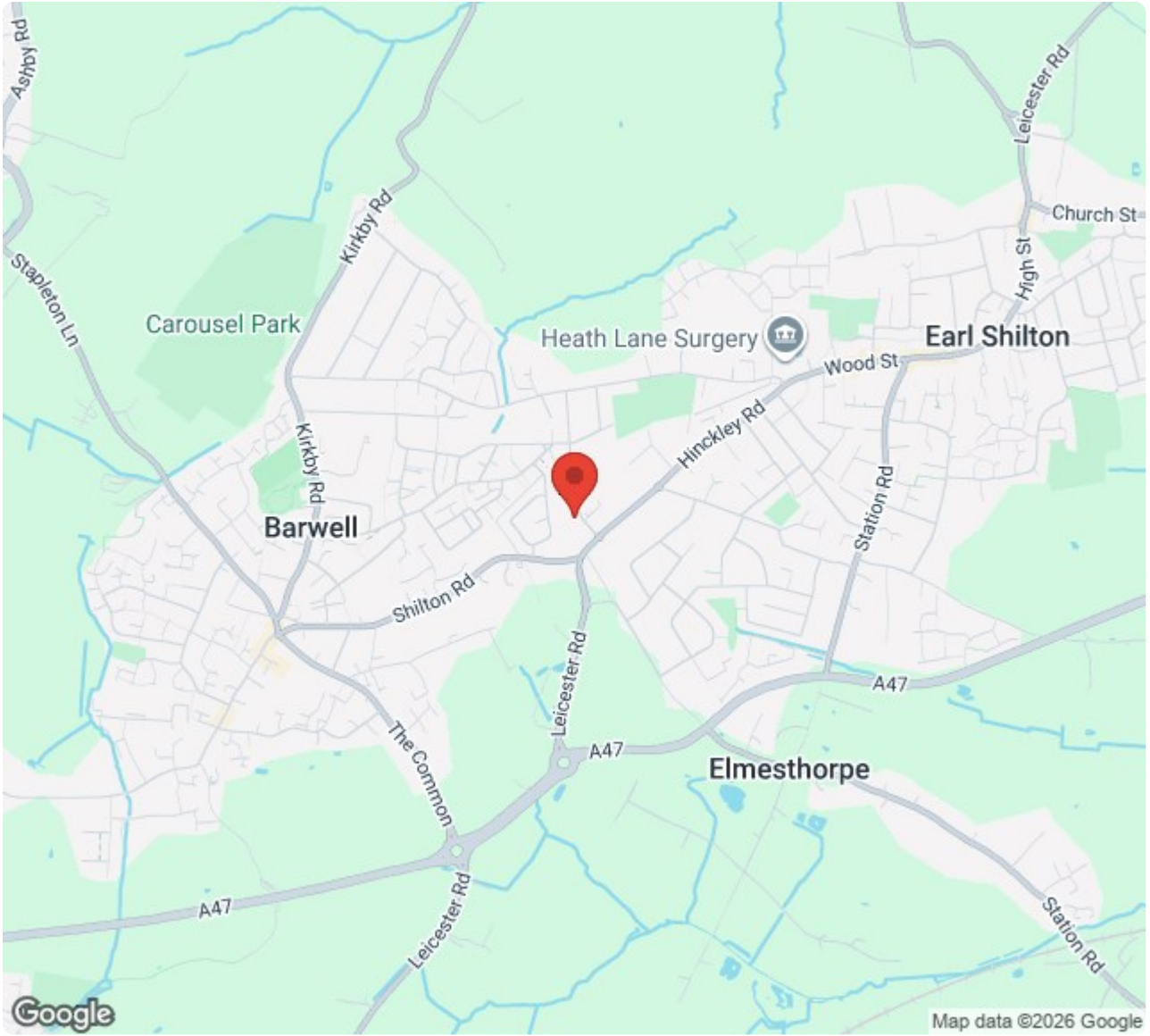
With tiled flooring, three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer taps above, panelled bath with chrome taps, bar shower above with tiled surrounds. Chrome heated towel rail, built in cupboard housing the Baxi combination boiler for domestic hot water and gas central heating.



## OUTSIDE

The property to front has a black paved driveway enclosed with fencing and outside lighting, there is a car port with bi folding doors, a corrugated roof leads to the single garage with UPVC SUDG windows, lighting and electric, wall mounted fuse board and door to garden room with UPVC SUDG sliding doors, lighting and electrics. The large rear garden has a large concrete slabbed patio adjacent to the rear of the house with beds and mature shrubs. The garden is fenced and enclosed





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk